



**Toll Bar,
Great Casterton, PE9 4BB**

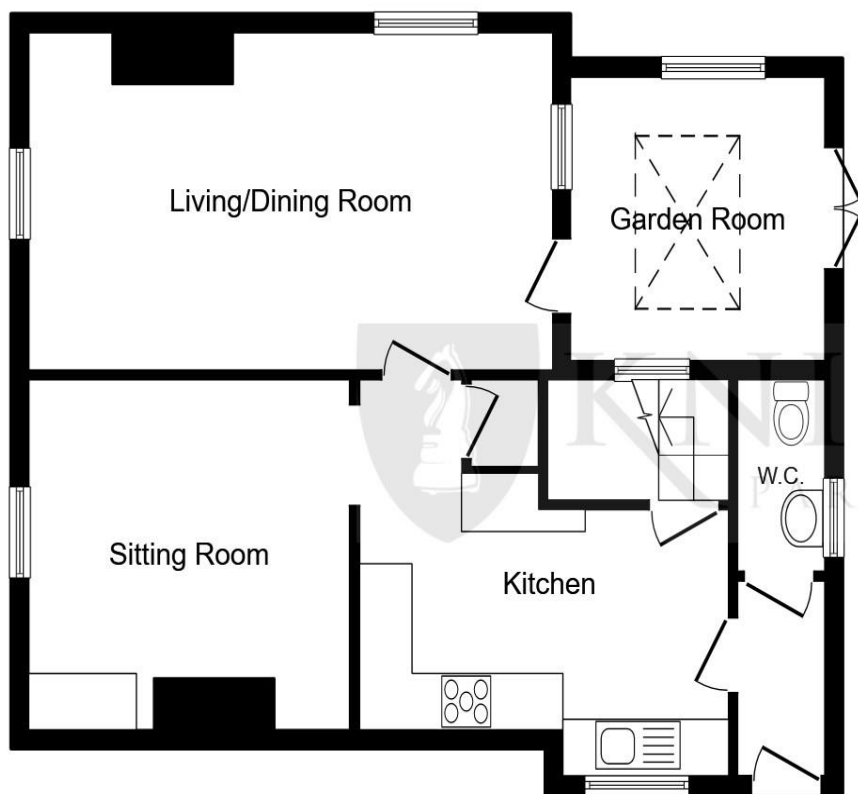


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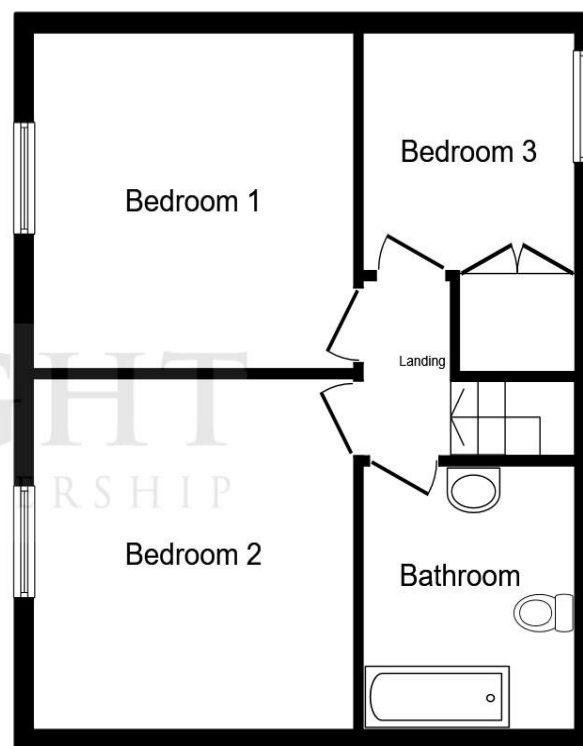
Welcome to **Toll Bar**

Lovely detached three-bedroom period cottage set in a hamlet offering excellent access to both primary & secondary schooling, local amenities, and easy access to Stamford town centre and the A1 for fast commuting. Set back from the road and screened by trees offering a good degree of privacy.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

13' 10" x 9' 5" (4.22m x 2.87m)

Sitting Room/Dining Room

12' x 11' 10" (3.66m x 3.61m)

Lounge Dining Room

19' 11" x 12' (6.07m x 3.66m)

Garden Room

9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom One

11' 9" x 12' (3.58m x 3.66m)

Bedroom Two

12' 3" x 12' (3.73m x 3.66m)

Bedroom Three

12' 1" x 7' 8" (3.68m x 2.34m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Toll Bar

- Detached Period Cottage
- Set Back from The Road
- Generous Gardens
- Two Reception Rooms & Garden Room
- Three Bedrooms
- Ample Off-Road Parking
- Close To Local Schooling & Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£450,000

The accommodation briefly comprises: Entrance hall with cloakroom leading to the kitchen fitted with a range of units and space for a fridge freezer, range cooker and a washing machine, and an understairs cupboard. The kitchen opens to a sitting room or formal dining room. The lounge dining room has a log burning stove and has a door through to the garden room which has a lantern roof light and French doors out the rear garden.

Upstairs there are three bedrooms, with bedroom three having a built-in cupboard, and the bathroom fitted with a white suite with a shower over the bath.

The property sits in the middle of the plot a with generous lawned front garden and driveway providing ample off-road parking.

The rear garden is well-established with mature trees and shrubs and a large patio seating area.



Please note the marker reflects the postcode not the actual property

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